

Town Clerk

Planning & Zoning Commission Draft Minutes 9-19-2013 1/4

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, September 19, 2013, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
13 SEP 23 AM 11:33

1. Call to Order & Roll Call

- ♦ **Meeting was called to order at 7:01 P.M.**
- ♦ **Regular Members Present:** Francis Kaplan, Charles Bardes, Chester Morgan, Victor Riscassi, Dan Anderson and Harry Thomas.
- ♦ **Alternate Members Present:** Ron Scussel. Ron Scussel to sit for William Roch.
- ♦ **Staff Present:** Leonard Tundermann, Town Planner.
- ♦ **Recording Secretary:** James Krupienski

2. Administrative Actions/ Requests

2.1. Amendment / Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business"

- ♦ **Harry Thomas, seconded by Charles Bardes moved a Motion to Adopt the Agenda as revised to September 19, 2013. Motion carried unanimously.**

2.2. Communications received NOT related to Agenda items

- ♦ **UCONN College of Agriculture and Natural Resources, CLEAR Newsletter, Fall 2013.**

2.3. Acceptance of Minutes

- ♦ **Chester Morgan, seconded by Harry Thomas moved a Motion to Adopt the Regular Meeting minutes of August 15, 2013. Motion carried. Dan Anderson abstained.**
- ♦ **Adoption of minutes for September 5, 2013 was moved to the October 3, 2013 meeting.**

3. Public Hearings

3.1. Application (PZ-2013-14) of Hafiza Naheed for approval of a Special Permit and a site plan of development to convert an existing building to multifamily dwelling and construct a new building for multifamily dwellings on property at #25 Terrace Drive (Assessor's ID: Map #07, Block # 0037, Lot/Parcel #6044C)

- ♦ **Leonard Tundermann, Town Planner reviewed the existing violation and spoke to the Town Attorney, the commission could hear and continue the application until the application to correct the violations has been disposed of before action on the current application.**
- ♦ **Leonard Tundermann, Town Planner read the Legal Notice into the record.**

Public Notice
Town of Vernon

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday, September 19, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application (PZ-2013-14) of Hafiza Naheed for approval of a Special Permit and a site plan of development to convert an existing building to multifamily dwelling and construct a new building for multifamily dwellings on property at #25 Terrace Drive (Assessor's ID: Map #07, Block # 0037, Lot/Parcel #6044C)

This PZC application is available for inspection by the public in the office of the Planning Department, Vernon Town Hall, 55 West Main Street, Rockville, CT.

***Francis Kaplan, Chairperson
Planning & Zoning Commission***

- ♦ Victor Riscassi questioned if the commission is required to reject the application until the violation is corrected.
- ♦ Leonard Tundermann, Town Planner indicated that it was not necessary to reject prior to action on the current application.
- ♦ Public Hearing was closed at 7:10 P.M.
- ♦ Victor Riscassi, seconded by Dan Anderson moved a motion to reject the application without prejudice. Motion carried unanimously.

3.2. Application (PZ-2013-15) of Rockville Bank for approval of a Special Permit for lot coverage and modification of a site plan of development to construct a 46'x36' addition (1,527 sf), reface the entire structure, and reconfigure the parking on leasehold property at 6 Pitkin Road (Assessor's ID: Map #02, Block #0011, Lot/Parcel #0016D)

- ♦ Leonard Tundermann, Town Planner read the Legal Notice into the record.

***Public Notice
Town of Vernon***

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday, September 19, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application (PZ-2013-15) of Rockville Bank for approval of a Special Permit for lot coverage and modification of a site plan of development to construct a 46'x36' addition (1,527 sf), reface the entire structure, and reconfigure the parking on leasehold property at 6 Pitkin Road (Assessor's ID: Map #02, Block #0011, Lot/Parcel #0016D)

This PZC application is available for inspection by the public in the office of the Planning Department, Vernon Town Hall, 55 West Main Street, Rockville, CT.

***Francis Kaplan, Chairperson
Planning & Zoning Commission***

- ♦ Leonard Jacobs, 56 Deepwood Drive, representing the Applicant:
 - Eric Peterson, Gardner & Peterson Associates; John Alexopolous, Landscape Architect; Ron Riley, Architect, Riley Designs;

- Proposing a 1,600 sq/ft addition on the eastside of the existing structure.
- Design Review Commission (DRC) approved the design proposal unanimously.
- Traffic Authority determined that application review was not required.
- Special Permit is required for increase in lot coverage to 72.1%.
- Requesting modification to existing Site Plan of Development.
- Eric Peterson, Gardner & Peterson:
 - 46' expansion on the east side of the existing structure.
 - Adding two (2) additional handicap parking stalls.
 - Existing drainage system will be modified to accommodate the proposed addition to the existing structure.
 - Replacing site lighting with full cutoff light in the parking areas.
 - No increase in runoff from the site and the calculations have been reviewed by Terry McCarthy, Town Engineer.
 - Utilizing proposed rain garden for infiltration of some site runoff.
- Charles Bardes questioned the need for a 300% increase in required parking.
- Eric Peterson indicated existing conditions after development will result in the loss of one space after completion.
- Ron Riley, Riley Designs:
 - Reviewed existing conditions of the structure and surrounding parcels.
 - Proposing to wrap building with hardy plank siding.
 - Adding tower element for Branding Architectural feature.
 - Drive-thru lanes will be reconfigured.
 - Signage will be replicated on the site.
- John Alexopolous, Landscape Architect.
 - Replacing existing plants around the current structure.
 - Adding evergreen screening along the southerly line.
 - Rain Garden in the northeast corner with drought/moisture tolerant plants.
- Leonard Jacobs requested waiver of sidewalk installation requirements and granite curb installation.
 - Bituminous curbs are currently installed along Talcottville Road.
 - Felt proposal is a modification to a previously approved Site Plan and not new development.
- Victor Riscassi indicated that he was not in favor of the requested sidewalk waiver.
- Harry Thomas indicated that he was not in favor of the requested sidewalk waiver.
- Chester Morgan questioned if sidewalks were required by the commission would it require the approval of the State.
- Leonard Jacobs stated that the installation of sidewalks would required State approval and requested that any requirement to install be con tangent upon the Sate approval.
- Discussion took place regarding installed sidewalks within the surrounding area.
- Dan Anderson felt a crosswalk to the west side of Talcottville Road would be more appropriate than the installation of sidewalks.
- Leonard Jacobs requested the commission to determine if the proposed addition is considered a "New Development".
- Leonard Tundermann, Town Planner reviewed the Town Engineers visitation of the site and review of the requirement to install sidewalks at the site.
- Francis Kaplan questioned the requirement for permission to install sidewalks.
- Eric Peterson indicated that the installation location would be located within the State Right-of-Way (ROW) and require the approval.

- **Public Comment: None**
- **Public Hearing was closed at 8:01 P.M.**
- **Chester Morgan, seconded by Dan Anderson moved a motion to approve the Application as presented and finds compliance with §17.3.**
 - **Chester Morgan, seconded by Victor Riscassi moved to Amend the Main Motion to install bituminous curbing instead of granite curbing. Motion carried unanimously**
 - **Chester Morgan, seconded by Dan Anderson moved a Motion to Waive the installation of sidewalks under §3.25. Motion to waive failed 2-0-5**
- **Vote on Main Motion as Amended to require installation of sidewalks with bituminous curbing. Motion carried unanimously.**

4. Other Business

4.1. Receipt of Application(s)

Application (PZ-2013-16 of Hafiza Naheed for approval of a Special Permit to add in excess of 50 cubic yards of fill to a vacant property between #21 and #25 Terrace Drive (Assessor's ID: Map #07, Block #0037, Lot/Parcel #0044B

- ◆ **Dan Anderson, seconded by Harry Thomas moved a motion to reject the application due to existing Zoning Violations. Motion carried unanimously.**

4.2. Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.

5. Adjournment.

- ◆ **Harry Thomas, seconded by Ron Scussel moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 8:23 P.M.**

**James Krupiensi
Recording Secretary**